Registered No. HSE-49/2016

RIGHT TO INFORMATION

ఆంధ్రప్రదేశ్ రాజపత్రము

THE ANDHRA PRADESH GAZETTE

PUBLISHED BY AUTHORITY

PART I EXTRAORDINARY

No.43 AMARAVATI, THURSDAY, JANUARY 22, 2026 **G.1041**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT DEPARTMENT (H)

MA& UD DEPARTMENT - NELLORE URBAN DEVELOPMENT AUTHORITY (NUDA- PROPOSAL FOR THE CHANGE OF LAND USE AND MODIFICATION TO THE MASTER PLAN IN RESPECT OF THE PROPOSED 60 FEET WIDE BALIJAPALEM MASTER PLAN ROAD TO 80 FEET WIDTH – DRAFT VARIATION – CONFIRMED ORDERS -ISSUED.

[G.O.Ms.No.7*, Municipal Administration (H1) Department Dated: 22nd January 2026*]

NOTIFICATION

The following variation to the Nellore General Town Planning Scheme, the Master Plan of Nellore which was Sanctioned in G.O.Ms.No.50 MA&UD, dated.26.03.2025 and proposed in exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act No.5 of 2016) is hereby published as required by sub–section (4) of the said section.

VARIATION

The site in Sy-No 943P, 941 P, 944 P, 945 P,940 P,937 P, 939 P, 1060P , 1059 P , 959 P , 958 P, 960 P, 1058 P, 1057 P, 1056 P, 1054 P, 1055 P , 985 P,1027 P, 1029 P,1028,1043 P, 1044 P, 1033 P, 1030 P, 1025 P,1026 P, 1023/1P, 1004 P, 1003 P, 1022 P of Nellore Bit-ll village, Nellore Municipal Corporation, the boundaries of which are as shown in the schedule EFGH here and which is earmarked for increase of proposed 60-0" wide Master Plan road (A-B to C- D as shown in the plan) and Change of Land Use from partly commercial, partly residential, partly protected use, partly recreational open

space use and partly mixed land use to Transport Use in the Master Plan of Nellore Municipal Corporation Sanctioned in G.O.Ms No:50, MA &UD Dept, dated 26/03/2025 is now designated to be modified as 80'-0" wide road & is as transportation use by variation of Change of Land Use as marked E- F to G-H in the revised part proposed land use map G.T.P No: 01/2025/NUDA Dt :-13-12-2025 available in the Nellore Municipal Corporation, Nellore Town / Nellore Urban Development Authority office Nellore, subject to the following conditions :

1. The applicant shall obtain prior technical clearance from competent authority before commencement of any development activity at the site under reference.
2. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
3. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

For site ABCD:-	**North:** Existing Chintareddy palem Road (Proposed as 80'-0'' as per sanctioned Master plan in Sy-No:792) **East:** Land in Sy.No: 945 P,944 P, 939 P, 959 P, 960 P, 961 P, 1056 P,985 P, 1027 P, 1028, 1025 P, 1026 P, 1023/1 P, 1004 P, 1003 P & 1022 P **South:** Existing Muthukur Road NH-67 **West:** Land in Sy. No: 943 P, 941 P, 940 P,1060 P, 1059 P, 958 P,1058 P, 1057 P, 1054 P, 1055 P, 1029 P, 1043 P, 1044 P, 1033 P, 1030 P.
For site EFGH:-	**North:** Existing Chintareddy palem Road (Proposed as 80'-0" as per sanctioned Master plan in Sy-No.792) **East:**Land in Sy. No: 945 P,944 P, 939 P, 959 P, 960 P, 961 P, 1056 P, 985 P, 1027 P, 1028, 1025 P, 1026 P, 1023/1 P, 1004 P, 1003 P &1022 P **South:** Existing Muthukur Road NH-67 **West:** Land in Sy No: 943 P, 941 P, 940P, 1060 P, 1059 P, 958 P,1058 P, 1057 P, 1054 P, 1055 P, 1029 P, 1043 P, 1044 P, 1033 P, 1030 P.

S. SURESH KUMAR
PRINCIPAL SECRETARY TO GOVERNMENT